

BILL NO. 22
ORDINANCE NO. 22

AN ORDINANCE ESTABLISHING A BUILDING CODE FOR THE VILLAGE OF WOOD HEIGHTS, MISSOURI.

Be It Ordained By The Board of Trustees of the Village of Wood Heights, Missouri, as follows:

Section I. Adoption of Building Code: There is hereby adopted by the Village of Wood Heights, Missouri, for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, locations and maintenance of buildings and structures, including permits and penalties, that certain building code known as the National Building Code recommended by the National Board of Fire Underwriters, being particularly the 1955 edition thereof and the whole thereof, consisting of pages 1 through 322 inclusive, saving only such deletions, modifications, alterations as herein or hereafter set forth, said pages being attached to this ordinance and hereby made a part hereof, is hereby adopted by the Village of Wood Heights, Missouri, said pages being a part of this Section I, and same shall take effect as to the provisions thereof at the effective date hereinafter set forth and shall be controlling in the construction of all buildings and structures within the corporate limits of the Village of Wood Heights, Missouri. It shall be sufficient designation of said section of said pages, to refer to the printed or typewritten number of the section in said pages, without further reference that same is a part of Section I, of this ordinance.

*Settled
Ordinance
OP 159*

Original - 1955 - FH 2

Section II. Establishment of Office of Building Official.

(a) The office of building official is hereby created and the executive official in charge shall be known as the building official.

(b) The building official shall be appointed by the Board of Trustees. His appointment shall continue during good behavior and satisfactory service. He shall not be removed from office except for cause after full opportunity has been given him to be heard on specific charges.

(c) During temporary absence or disability of the building official the appointing authority shall designate an acting building official.

Section III. Qualifications of Building Official. To be eligible to appointment, the candidate for the position shall have had experience as an architect, structural engineer, building inspector or superintendent of building construction, ~~or~~ a person having practical experience in construction work as herein defined. He shall be in good health, physically capable of making the necessary examinations and inspections. He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process or device alterations, removal and demolition.

Section IV. Duties of Building Official.

(a) The building official shall devote his whole time to the duties of his office. He shall receive applications required by this code, issue permits and furnish the prescribed certificates. He shall examine premises for which permits have been issued and shall make necessary inspections to see that the provisions of law are complied with and that construction is prosecuted safely. He shall enforce all provisions of the building code. He shall, when requested, by proper authority, or when the public interest so requires, make investigations in connection with matters referred to in the building code and render written reports on the same. To enforce compliance with law, to remove illegal or unsafe conditions to secure the necessary safeguards during construction, or to require adequate exit facilities in buildings and structures, he shall issue such notices or orders as may be necessary.

(b) Inspections required under the provisions of the building code shall be made by the building official or his duly appointed assistant.

The building official may accept reports of inspectors of recognized inspection services, after investigation of their qualifications and reliability. No certificate required by any provision of the building code shall be issued on such reports unless the same are in writing and certified to be a responsible officer of such service.

*Amended
Ord. 4-92
May 23-1948*

(c) The building official shall keep comprehensive records of applications of permits issued, of certificates issued, of inspections made, of reports rendered, and of notices or orders issued. He shall retain on file copies of required plans and all documents relating to building work so long as any part of the building or structure to which they relate may be in existence.

(d) All such records shall be open to public inspection for good and sufficient reasons at the stated office hours, but shall not be removed from the office by the building official without his written consent.

(e) The building official shall make written reports to his immediate superior once each month, or oftener if requested, including statements of permits and certificates issued, and orders promulgated.

(f) Permits shall be issued through the City Clerk's office, as authorized by the Board of Trustees. The Board of Trustees may delegate to other persons than the building official such duties as are herein granted as he may designate in writing to be filed with the City Clerk, after said delegation shall have been approved by the Board of Trustees by motion duly passed, provided however if none are so filed then all of the above duties shall vest in the Building Official saving that of actually issuing the permits.

Section V. Cooperation of Other Officials. The building official may request and shall receive so far as may be necessary, in the discharge of his duties, the assistance and cooperation of other officials of the municipality.

Section VI. Right of Entry. The building official, in the discharge of his official duties, and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour.

Section VII. Definitions.

(a) Wherever the word "Municipality" is used in the building code, it shall be held to mean the Board of Trustees.

Section VIII. Fire Limits Established. The entire city limits area is declared to be a fire district and subject to the terms of this ordinance for the purpose of preventing fires and the health and welfare of the inhabitants.

Section IX. Fees.

(a) No permit as required by the building code shall be issued until the fee prescribed in this ordinance shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the square feet of the building or structure, shall have been paid.

(b) For a permit for the construction or alteration, where external walls are changed in any way, of a building or structure, the minimum fee shall be \$10.00 plus \$0.01c per square foot of living space including attached garages but excluding basements unless same are designed for occupancy as a resident and if said structure is designed for commercial use then all floor area of said building shall be charged as though occupied. The permit granted under this section shall include electrical, plumbing, sewer and building, inclusive.

(c) For a permit for the removal of a building or structure from one lot to another, the fee shall be Fifteen (\$15.00) dollars.

(d) For a permit for the removal of a building or structure to a new location within the same lot, the fee shall be Fifteen (\$15.00) dollars.

(e) For a permit for the demolition of a building or structure the fee shall be Fifteen (\$15.00) Dollars.

(f) For a permit to do plumbing to a presently existing structure where there is no external alteration of the walls, the sum of \$5.00.

(g) For a permit to do electrical wiring to a presently existing structure where there is no external alteration of the walls, the sum of five (\$5.00) Dollars.

(h) For a permit to attach and hook up to the City Water System the sum of \$40.00, together with applicant furnishing all pipe in accordance with Ordinance No. 19.

(i) For a permit to attach and hook up to the municipal sewage system the sum of \$35.00 together with applicant furnishing all pipe in accordance with Ordinance No. 20.

✓ (j) Any permit herein required shall be first obtained prior to the commencement of work on said building or structure and in the case of new buildings or structures commencement of work is hereby defined to be when the footings are ready to be poured, and on application for any permit hereunder shall be filed by the applicant showing size of lot, location of contemplated improvements, including water and sewer lines, and the size of any buildings to be erected thereon.

Section X. Saving Clause. Nothing in this ordinance or in the building code hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired or affected by this ordinance.

Section XI. Validity. The invalidity of any section or provision of this ordinance or of the building code hereby adopted shall not invalidate other sections or provisions thereof.

✓ Section XII. Inconsistent Ordinances Repealed. Ordinances or parts thereof in force at the time that this ordinance shall take effect and inconsistent therewith, are hereby repealed.

Section XIII. Amendments Made in Said Code. The said code is amended and change in the following respects:

(1) Section 2, paragraphs _____, _____, _____ and _____ are amended as follows:

Section XIV. Date of Effect. This ordinance shall take effect 60 days after its approval as required by law.

✓ Section XV. Fines Misdemeanor. Failure to comply with the terms of this ordinance shall constitute a misdemeanor punishable by a fine of not less than Five (\$5.00) Dollars and not more than Two Hundred (\$200.00) Dollars.

Read three times and passed and approved this 21 day of

December, 1961.

(s) Henry F. Kwong
Mayor

Attest:

(s) Frank Chubert
City Clerk

